

## **TANFIELD AVENUE, NEASDEN, LONDON, NW2 7RT**



EPC Rating: D

We are pleased to be able to bring to the market this first floor purpose built maisonette constructed circa 1930 and offered for sale chain free.

The property has the benefit of its own front door to the street and own rear garden.

The property is located close the junction with Kenwyn Drive and is therefore within a few hundred yards of Neasden Shopping Centre and bus services pass the door. The nearest Station is Neasden (Jubilee Line). Benefits include:-

- Gas central heating
- Double glazed windows
- Own front door to street
- Own rear garden
- Lease over 900 years
- Own balcony to rear
- The property is located within a quarter of a mile of the magnificent 80 acres of Gladstone Park with its recreational facilities
- Gross internal floor area of 613 sq ft (57 sq m) approximately

**PRICE: .....£375,000.....LEASEHOLD**

**TANFIELD AVENUE, LONDON, NW2 7RT (CONTINUED)**

The accommodation is arranged as follows:

Internal staircase to:

**First Floor:**

**Landing:** Hatch to loft space (not inspected). Window to side wall.

**Lounge (rear):** 11'10" x 10'7" (3.60m x 3.23m). Double glazed window. Door to:

**Kitchen:** 13'0" x 10'0" (3.94m x 3.03m). Built-in cupboards. Sink unit. Built-in sink unit with oven below and extractor hood above hob. Door to balcony

**Bedroom 1 (front):** 13'0" x 11'9" (3.93m x 3.57m). Double glazed window.

**Bedroom 2 (front):** 9'7" x 7'6" (2.92m x 2.29m). Double glazed oriel window.

**Bathroom/WC:** Panelled bath, shower cubicle, low level WC and wash hand basin. Tiling to walls. Window to side wall.

**External Features:** Terrace with staircase leading to exclusive garden with garden shed.

**Lease:** 999 years from 24 June 1951 thus having 925 years remaining approximately.

**Council Tax:** Band C.

<b><u>PRICE:</u></b>	<b><u>£375,000</u></b>	<b><u>LEASEHOLD</u></b>
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**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

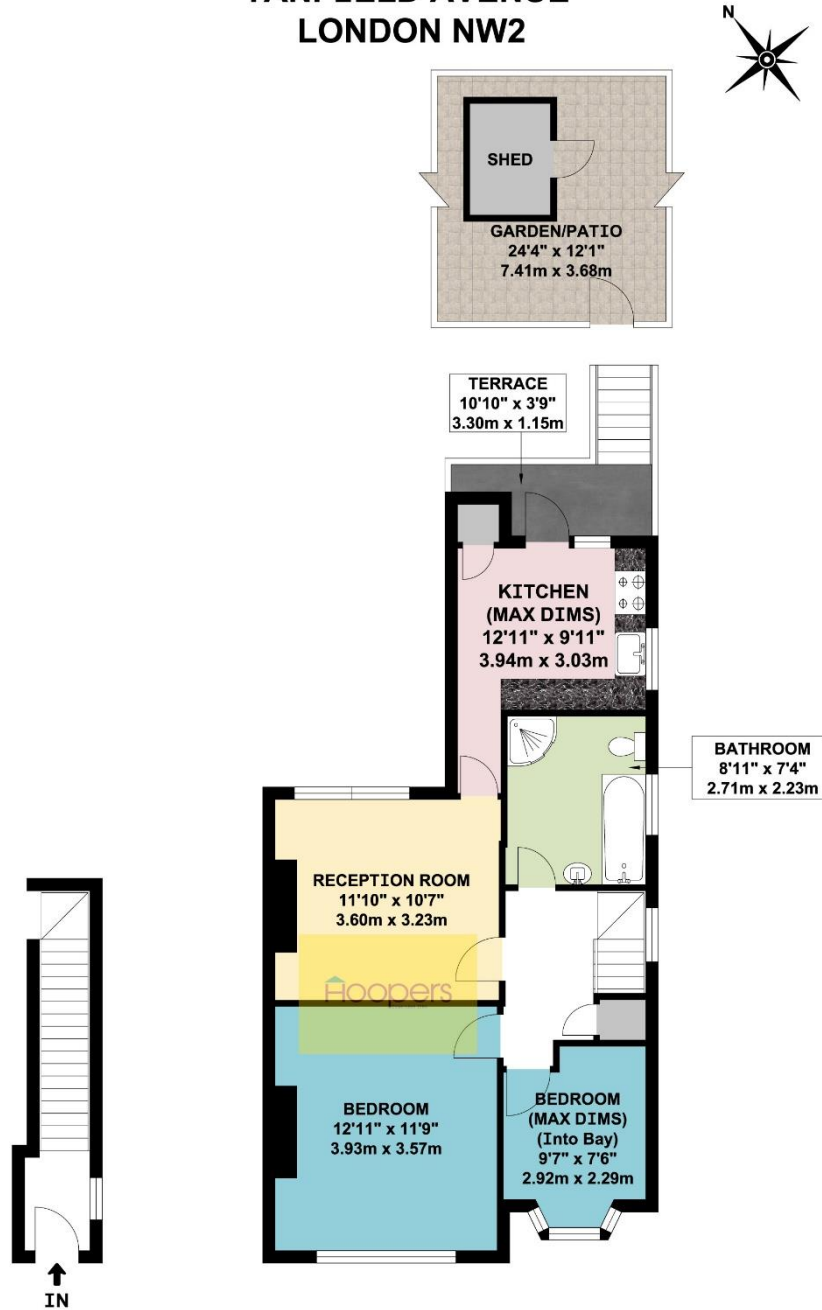
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

**TANFIELD AVENUE, LONDON, NW2 7RT (CONTINUED)**



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**TANFIELD AVENUE  
LONDON NW2**



**FIRST FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 612.89 SQ. FT / 56.94 SQ. M**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.  
FLOOR PLANS ARE NOT DONE TO "SCALE".